

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF DELIVERY PARCEL E-2
IN THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA, PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for a loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal laws; and

WHEREAS, the Authority is cognizant of the conditions imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, Barnett B. Berliner, Carl Baren and David Baren, as joint venturers, have expressed an interest in Disposition Parcel E-2, and accordingly have submitted a Schematic Design for said parcel;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Barnett B. Berliner, Carl Baren and David Baren, as joint venturers, be and hereby are tentatively designated as redevelopers of Disposition Parcel E-2 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- (b) Publication of public disclosure in accordance with Federal regulations.
- (c) Submission within a reasonable time, as determined by the Director, in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Preliminary Working Drawings and Outline Specifications and Final Working Drawings and Specifications.
- (d) Entering into a Land Disposition Agreement for the sale of said Parcels.
- (e) Concurrence in the proposed price by the Department of Housing and Urban Development.

2. That the Downtown Waterfront-Faneuil Hall Urban Renewal Plan be and hereby is modified to permit residential use in addition to the presently permitted general business use, said modification being a minor modification under Section 1101 of said Plan.

3. That the Schematic Design of the redevelopers be and hereby is approved.

4. That disposal of said parcel by fixed-price competition is the appropriate method of making the land available for development.

5. That the Secretary be and hereby is authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



October 22, 1970

MEMORANDUM

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TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL
PROJECT, Mass. R-77
Disposition Parcel E-2
Designation of Developer

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On June 28, 1970, the Authority advertised the availability of 61, 62 Chatham Street for development for general business and accessory uses. The Authority has received a proposal from Barnett B. Berliner, Carl Baren and David Baren as joint venturers for rehabilitation of the building. Mr. Berliner, of Barnett B. Berliner Associates, Inc., is the architect for the development.

The proposed uses for the development will be a combination of commercial and residential. The first floor will consist of approximately 2,000 square feet of office space under leases to Barnett B. Berliner Associates, Inc., and Hospitality International, Inc. The remaining floors, consisting of approximately 9,250 square feet, will be rented for residential use.

The estimated construction cost is \$175,000.

Since the Waterfront Plan presently calls for general business use on Parcel E-2, the resolution provides for a minor modification so as to conform the Plan to the proposed development.

I recommend that the Authority tentatively designate Messrs. Berliner, Baren and Baren as developers of Parcel E-2. An appropriate resolution follows.

